



Department of Grants and Community Programs

223 West Alder
Mailing address: 200 West Broadway
Missoula MT 59802-4292
Phone: (406) 258-4939 Fax: (406) 258-4843



RECEIVED

August 29, 2016

AUG 31 2016

Montana Environmental Quality Council
P.O. Box 201704
Helena, MT 59620-1704

LEGISLATIVE ENVIRONMENTAL
POLICY OFFICE

RE: Request for Review, Lee Gordon Place Townhomes, Missoula

To Whom It May Concern:

North-Missoula Community Development Corporation (NMCDC) a non-profit community housing development organization based in Missoula, has applied for City of Missoula (and the Montana Department of Commerce) federal grant funding to construct seven (7) townhomes at 503 East Front Street in downtown Missoula. This property currently includes a structure the will be abated and demolished. NMCDC has been awarded a Brownfields grant to cover the costs of the abatement. Once the site has been cleared of existing contaminants and the existing structure, the construction of the new townhomes will begin. Importantly, none of this work can begin until the environmental assessment is completed. If you don't mind, could you please advise regarding any concerns (or the lack thereof) you may have pertinent to siting this project at 503 East Front Street?

Proposal Summary

The North-Missoula Community Development Corporation is constructing 7 townhomes permanently affordable to households earning less than 80 percent of the Area Median Income utilizing a community land trust. This project meets City of Missoula Consolidated Plan Goal #3 by increasing homeownership opportunities to low- and moderate-income households.

The Lee Gordon Place will consist of five 2-bedroom units (3 standard; 1 accessible with sensory disability; and 1 accessible with physical disability) and 2 standard 4-bedroom units. Six homes will be three stories tall, with parking on the ground level. One 2-bedroom accessible unit will be single-story to accommodate a household with a physical disability. The project is modeled after the NMCDC's Clark Fork Commons project (located at 1401 Cedar Street, Missoula).

The project site for Lee Gordon Place consists of 14,000 square feet of land located in zoning RM 1-35 Residential, which permits all the residential building types from detached house (single-dwelling) to multi-dwelling. The RM 1-35 zoning district requires a minimum parcel area of 3,000 sq. ft., and minimum parcel area per unit is 1,000 sq. ft. per unit. Missoula Development Services has reviewed the site plan, elevations and floor plans and has determined that the proposed plan to develop 7 townhomes meets all current zoning requirements.

The legal definition of the property is as follows: MCWHIRK ADDITION, S22, T13 N, R19 W, BLOCK HARTMAN, POR IN.

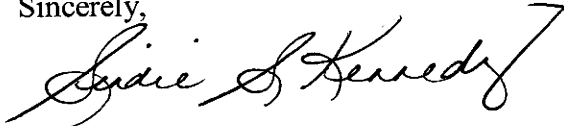


NMCDC has been awarded a Brownfields grant to abate the property and Missoula Redevelopment Agency has agreed to fund the deconstruction.

Figure 1 is a map of the site. Figure 2 is a street view of the existing structure (additional photos are available, if desired). Figure 3 includes the conceptual plans.

Thank you very much for your attention to this matter; I appreciate your help. If you require additional information, please let me know.

Sincerely,

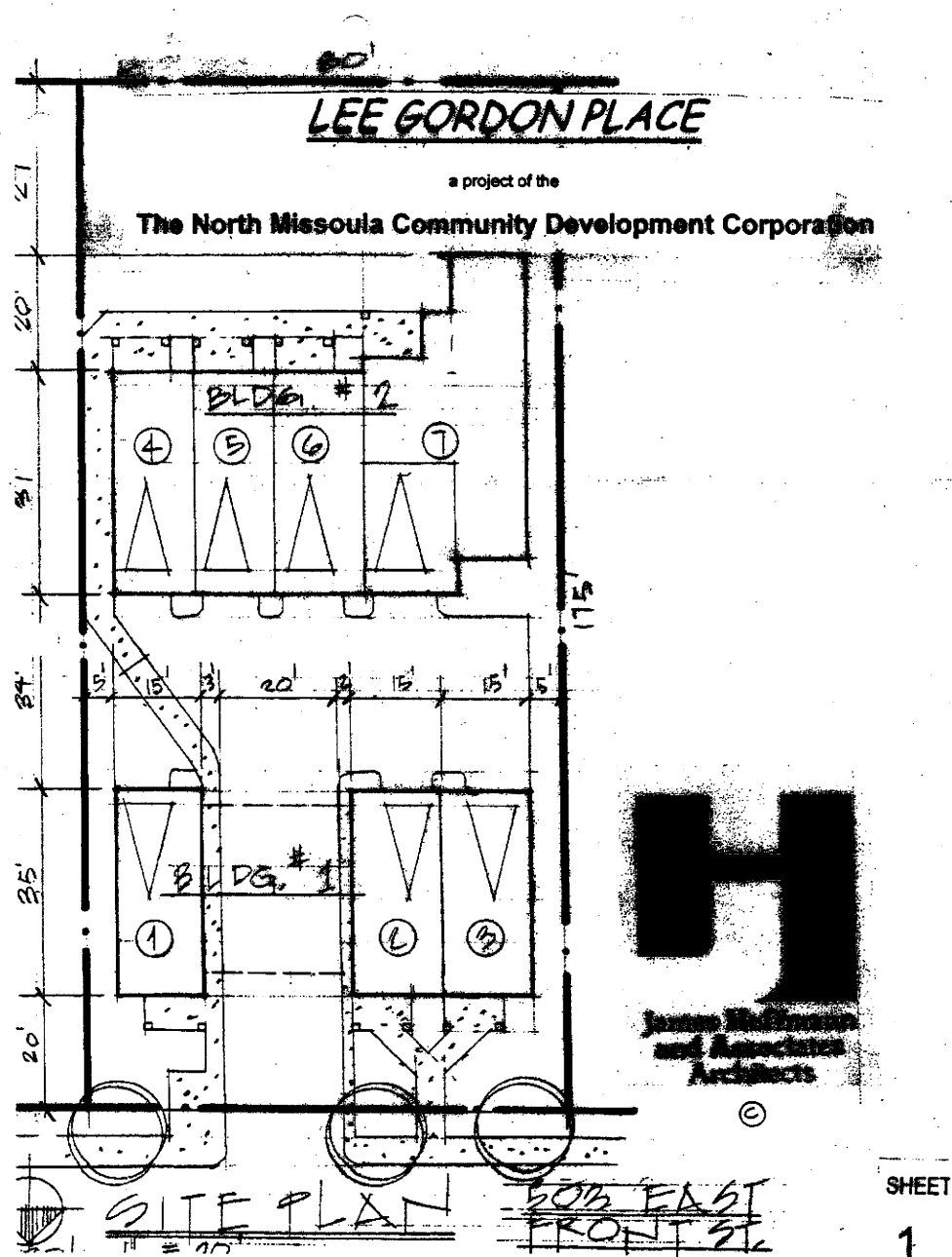
A handwritten signature in black ink, reading "Sindie S. Kennedy". The signature is fluid and cursive, with a large, sweeping "K" at the end.

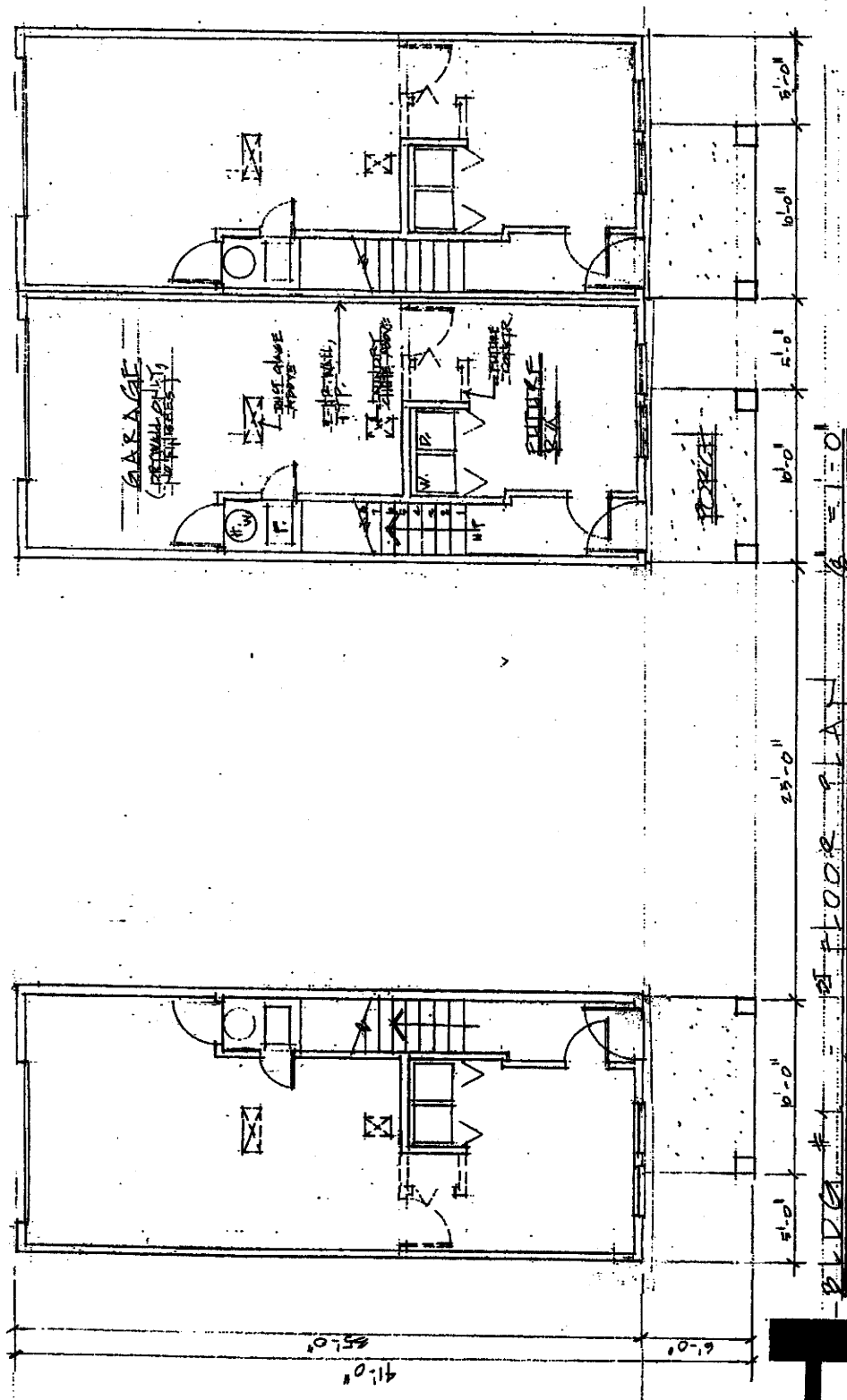
Sindie S. Kennedy
Environmental Certifying Officer
Missoula Department of Grants and Community Programs
Email: skennedy@missoulacounty.us

Figure 2. 503 E Front Street, Looking South



Figure 3. Lee Gordon Place Conceptual Drawings, 2016

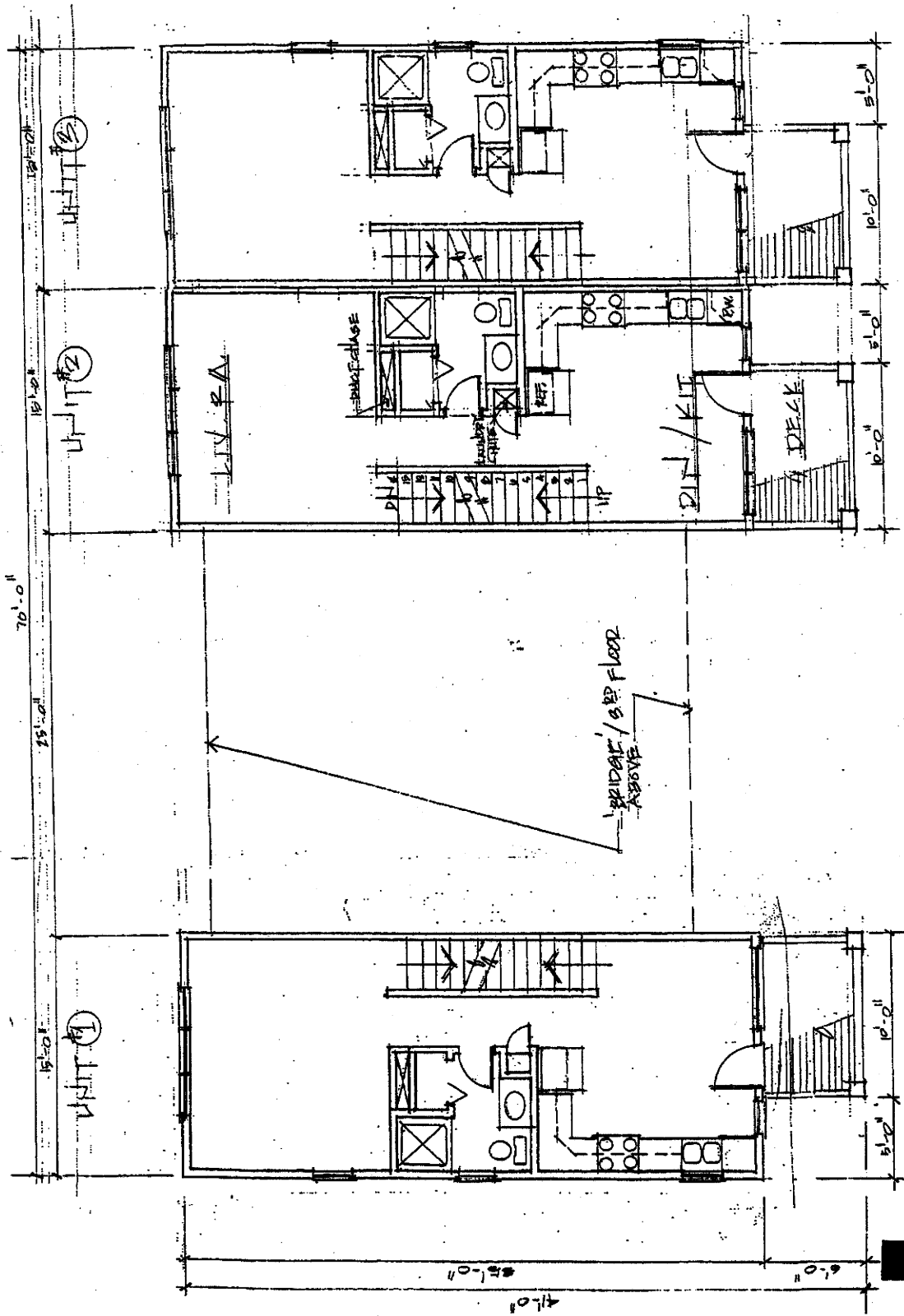




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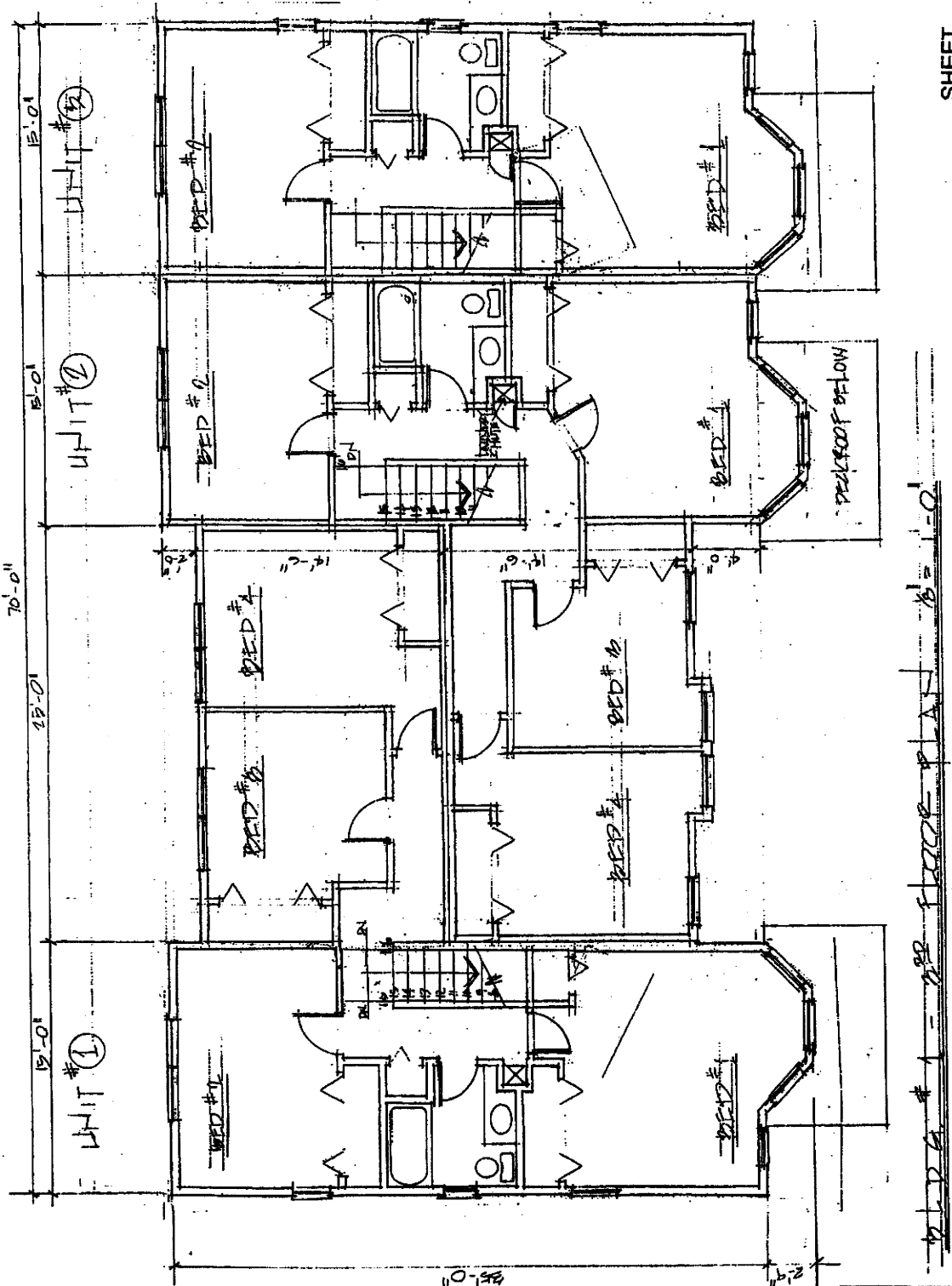
2

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James Hoffmann



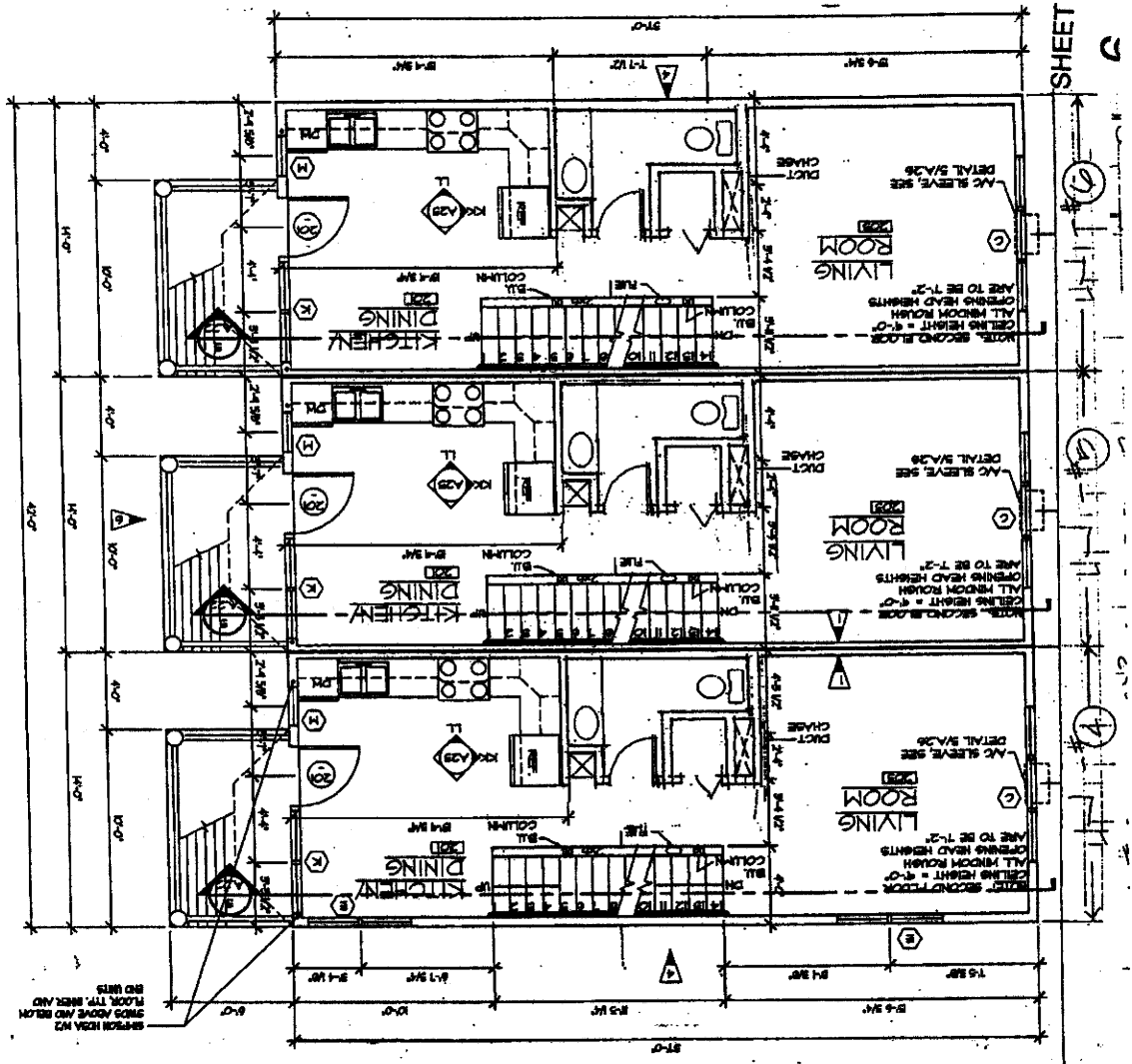
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B.L.D.G. # 1 - 2ND FLOOR PLAN 1/8" = 1'-0"

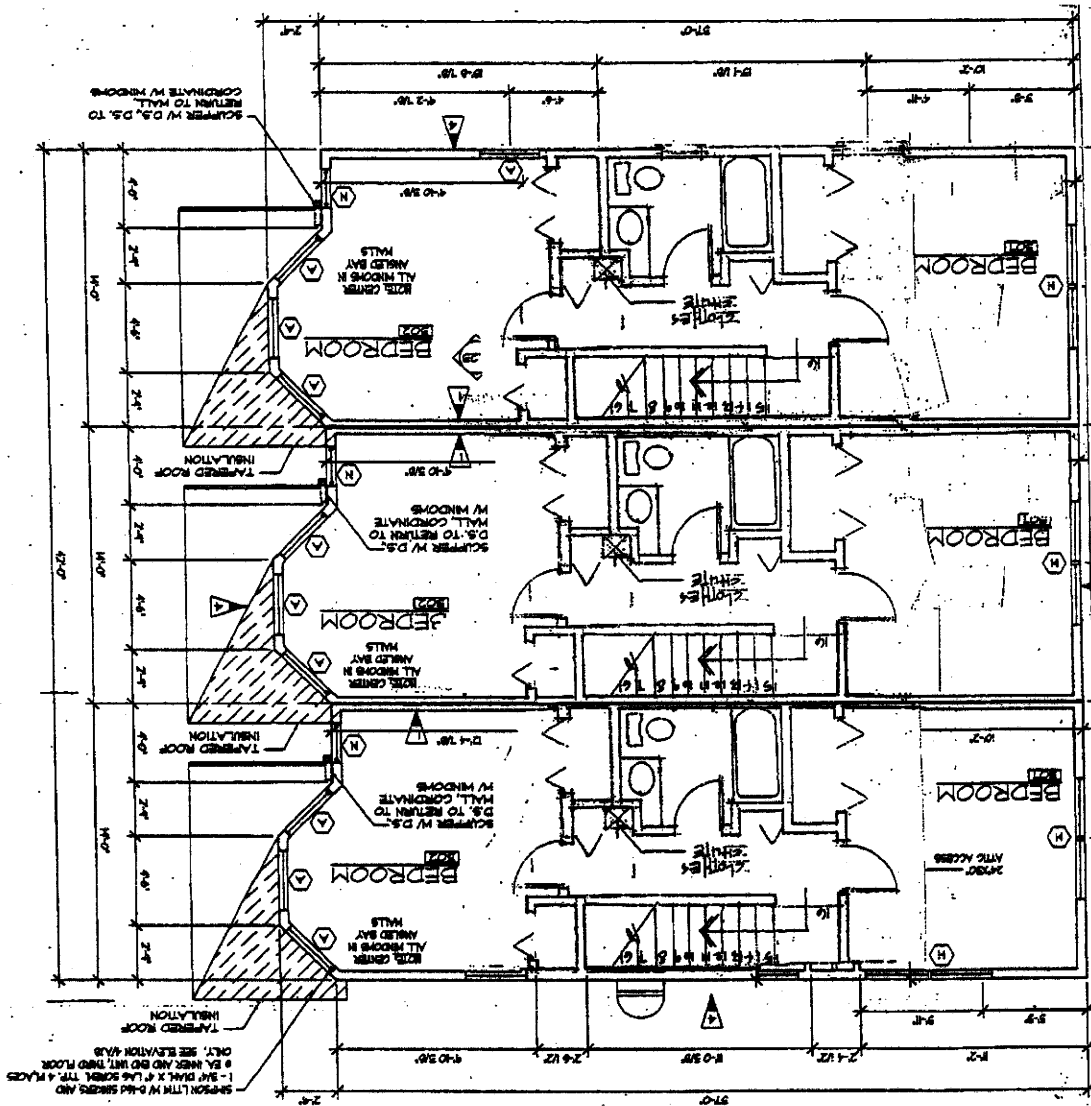


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and Associates
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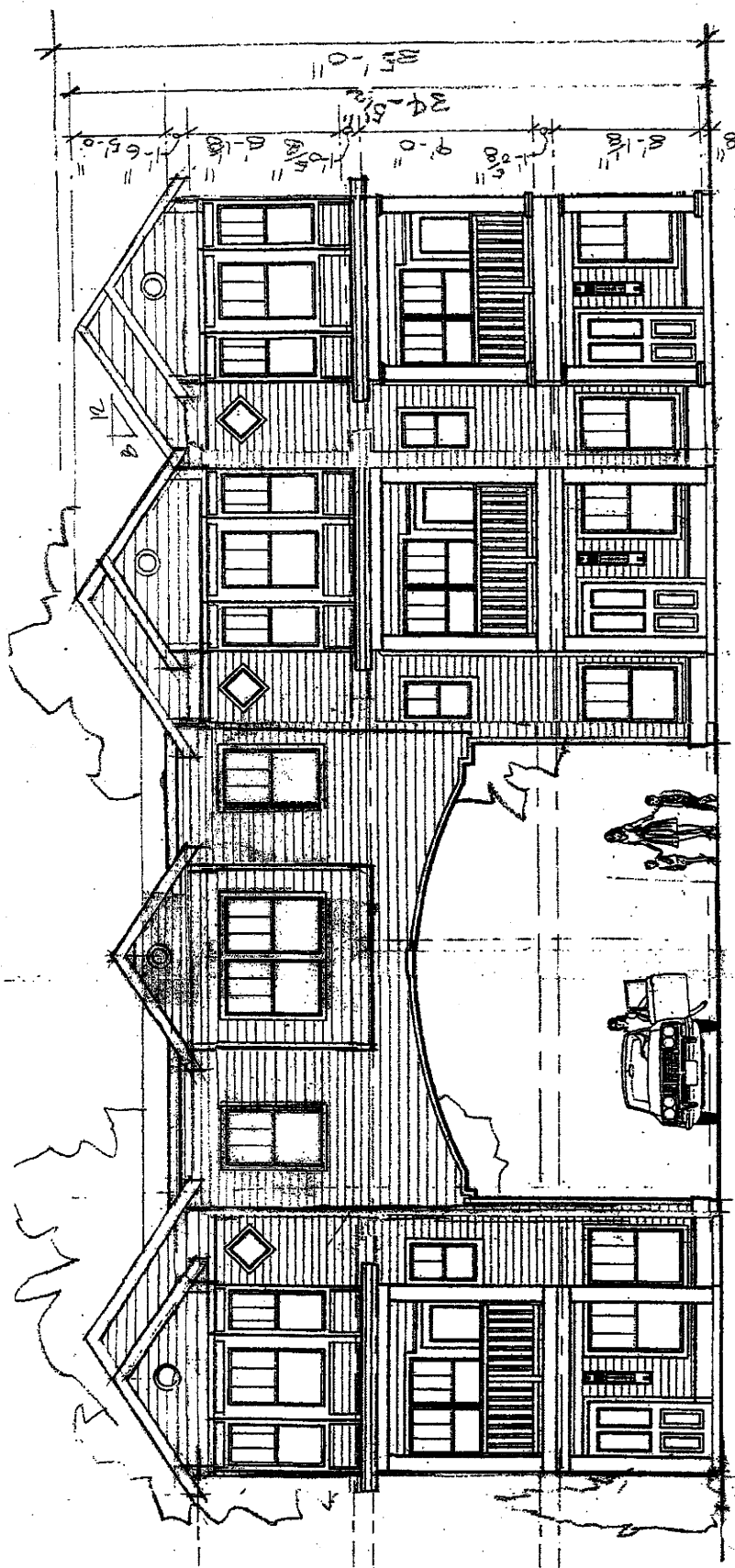
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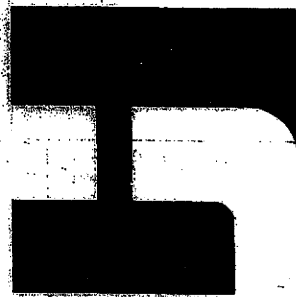
UNIT # (4) * UNIT # (5) * UNIT # (6)

3-DWG # 2 - 3RD FLOOR PLAN 1/8" = 1'-0"



NO. 1 - NORTH ELEVATION
1/8" = 1'-0"

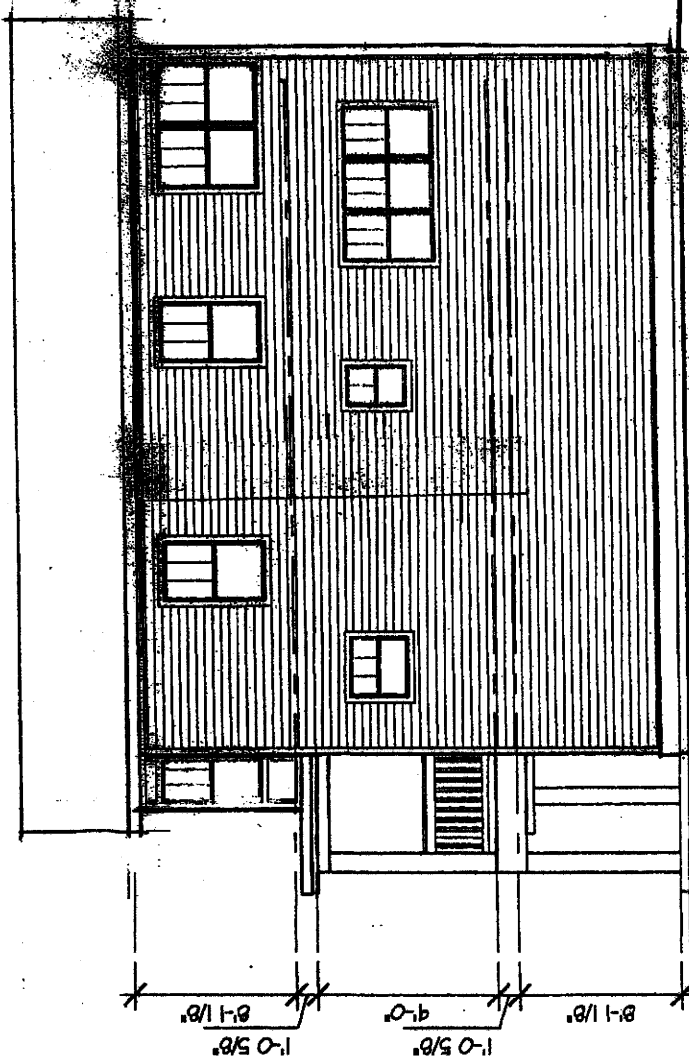
LEE GORDON PLACE
PROJECT FOR THE N.A.C.P.C.



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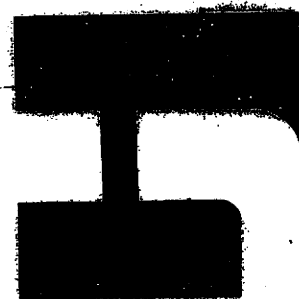
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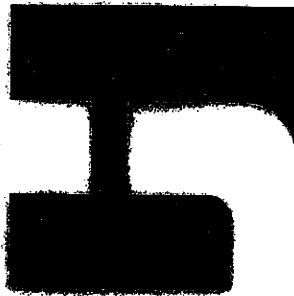
BLDG. #1 - WEST ELEVATION

1/4" = 1'-0"

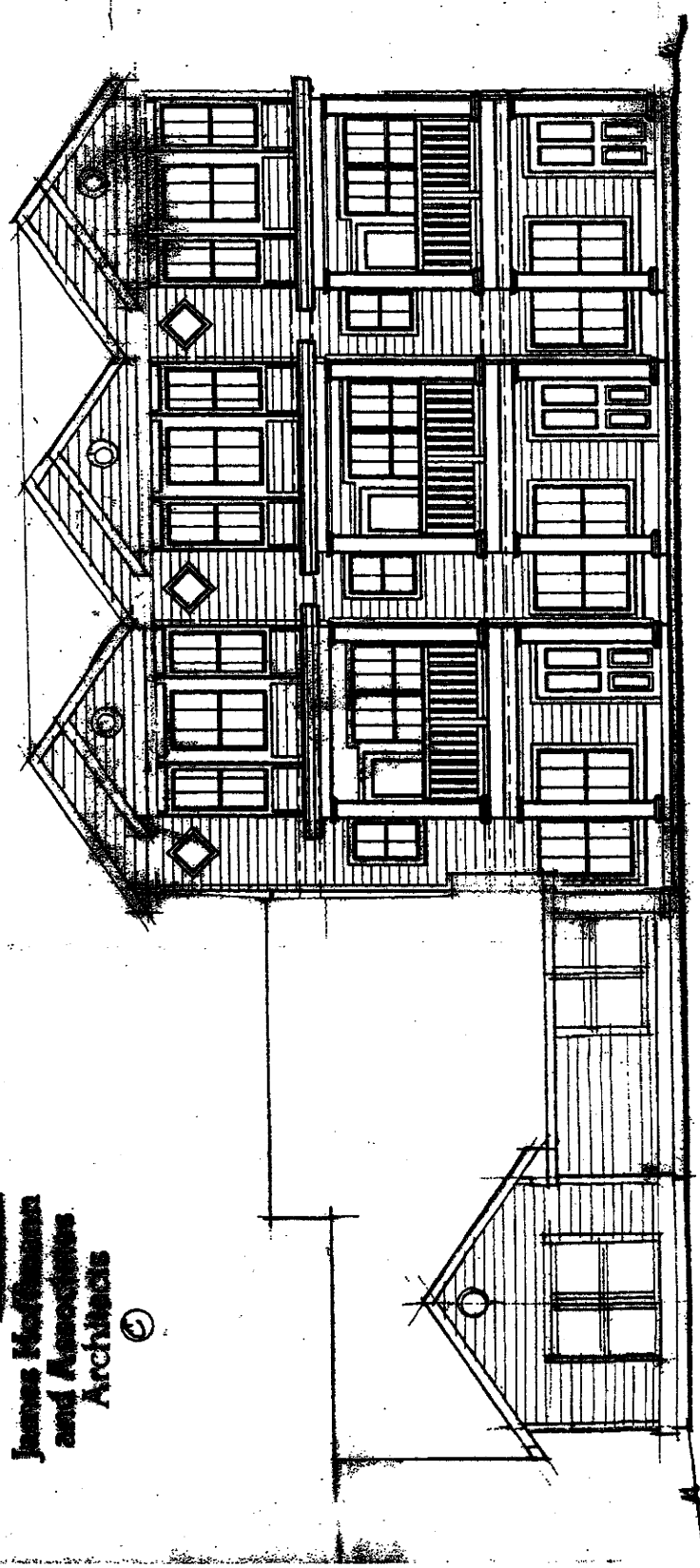


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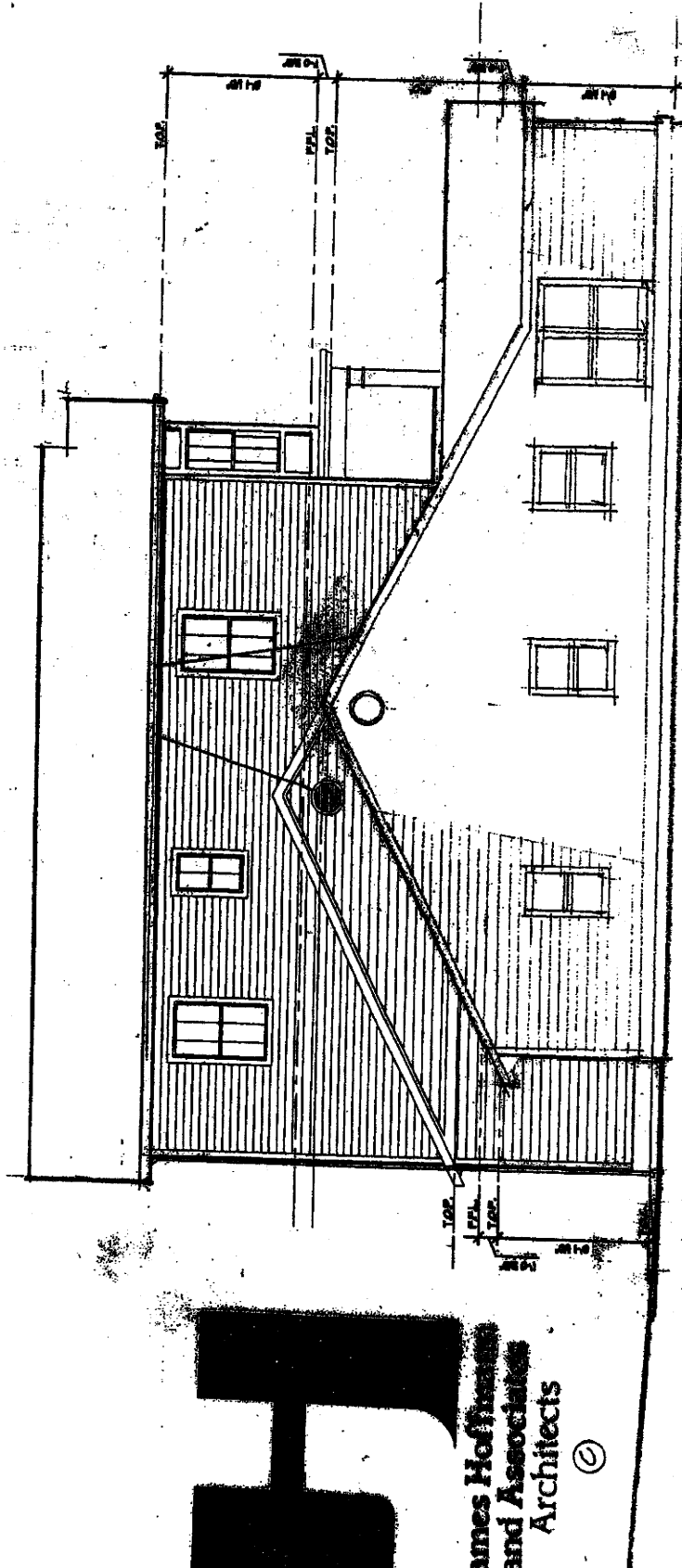


Bldg # 2 - South Elevation

1/8" = 1' - 0"

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Bldg. # 2 - WEST ELEVATION 1/100 = 1'-0"

SHEET

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